

Sales and Inventory Report
Category - Residential
Statistics for Entire MLS from 1/1/2005 - 12/31/2008

Single family home sales in Charlottesville MSA
 Provided by Jim Duncan | RealCentralVA.com
 434-242-7140

Category:1
 Property Type:DET
 Area:01,05,08,10,13

Nest Realty, Charlottesville, VA

Month	Year	Monthly Sales	Monthly Volume	Avg List \$	Avg Sale \$	Median Sold \$	Avg DOM	Avg CDOM	% Sold/List	Current Inventory	Months Inventory
January	2005	179	\$62,996,367	\$362,196	\$351,935	\$260,900	81	81	97.16%	798	4.45
February	2005	117	\$38,507,037	\$342,755	\$329,119	\$254,300	90	90	96.02%	845	7.22
March	2005	215	\$77,417,688	\$368,300	\$360,082	\$295,000	77	77	97.76%	902	4.19
April	2005	210	\$77,226,982	\$373,048	\$367,747	\$286,950	63	63	98.57%	956	4.55
May	2005	283	\$116,539,799	\$441,291	\$411,801	\$289,950	72	72	93.31%	1040	3.67
June	2005	383	\$156,754,093	\$415,698	\$409,279	\$305,500	48	48	98.45%	1060	2.76
July	2005	307	\$144,915,814	\$478,821	\$472,038	\$319,000	61	61	98.58%	1085	3.53
August	2005	302	\$121,544,450	\$410,186	\$402,465	\$313,260	53	53	98.11%	1067	3.53
September	2005	237	\$88,885,843	\$384,990	\$375,045	\$298,000	64	64	97.41%	1130	4.76
October	2005	199	\$75,659,196	\$386,491	\$380,196	\$289,500	50	50	98.37%	1163	5.84
November	2005	210	\$103,956,928	\$493,125	\$495,032	\$334,975	69	69	100.38%	1165	5.54
December	2005	199	\$80,813,733	\$410,144	\$406,099	\$327,000	70	70	99.01%	1091	5.48
Annual:		2841	\$1,145,217,930	\$412,095	\$403,103	\$299,500	64	64	97.81%	1025	4.32

Month	Year	Monthly Sales	Monthly Volume	Avg List \$	Avg Sale \$	Median Sold \$	Avg DOM	Avg CDOM	% Sold/List	Current Inventory	Months Inventory
January	2006	151	\$61,901,347	\$424,400	\$409,942	\$328,400	84	84	96.59%	1064	7.04
February	2006	156	\$69,562,748	\$454,904	\$445,915	\$344,950	77	77	98.02%	1188	7.61
March	2006	190	\$74,710,306	\$400,105	\$393,212	\$343,200	82	82	98.27%	1331	7.00
April	2006	202	\$73,883,771	\$372,985	\$365,761	\$292,000	82	82	98.06%	1462	7.23
May	2006	265	\$98,026,070	\$372,987	\$369,909	\$309,000	67	67	99.17%	1585	5.98
June	2006	322	\$128,142,133	\$405,198	\$397,956	\$325,000	56	56	98.21%	1653	5.13
July	2006	241	\$90,859,254	\$383,462	\$377,009	\$320,000	66	66	98.31%	1650	6.84
August	2006	241	\$106,244,221	\$456,506	\$440,847	\$325,000	76	76	96.56%	1647	6.83
September	2006	153	\$75,292,750	\$501,894	\$492,109	\$325,000	82	82	98.05%	1712	11.18
October	2006	160	\$63,740,215	\$415,361	\$398,376	\$319,950	89	89	95.91%	1648	10.30
November	2006	169	\$83,664,136	\$518,845	\$495,054	\$370,000	97	97	95.41%	1536	9.08
December	2006	140	\$65,373,669	\$490,873	\$466,954	\$345,000	94	94	95.12%	1427	10.19
Annual:		2390	\$991,400,620	\$425,864	\$414,811	\$325,000	77	77	97.40%	1492	7.49

Month	Year	Monthly Sales	Monthly Volume	Avg List \$	Avg Sale \$	Median Sold \$	Avg DOM	Avg CDOM	% Sold/List	Current Inventory	Months Inventory
January	2007	103	\$39,318,843	\$396,968	\$381,736	\$330,000	109	109	96.16%	1359	13.19
February	2007	119	\$40,872,085	\$352,261	\$343,462	\$295,000	110	110	97.50%	1426	11.98
March	2007	171	\$61,398,708	\$372,433	\$359,056	\$304,900	95	95	96.40%	1567	9.16
April	2007	180	\$73,777,080	\$423,034	\$409,872	\$361,250	97	97	96.88%	1718	9.54
May	2007	239	\$95,521,545	\$411,721	\$399,671	\$320,000	76	76	97.07%	1817	7.60
June	2007	281	\$114,889,252	\$420,537	\$408,858	\$349,000	73	73	97.22%	1853	6.59
July	2007	212	\$84,801,765	\$415,574	\$400,008	\$332,500	81	81	96.25%	1833	8.64
August	2007	222	\$97,896,700	\$456,090	\$440,976	\$342,950	86	86	96.68%	1817	8.18
September	2007	112	\$42,916,207	\$399,872	\$383,180	\$316,500	102	102	95.82%	1829	16.33
October	2007	143	\$63,174,651	\$462,350	\$441,780	\$352,000	102	106	95.55%	1788	12.50
November	2007	125	\$45,842,787	\$384,010	\$366,742	\$297,500	95	110	95.50%	1726	13.80
December	2007	109	\$46,365,678	\$440,211	\$425,373	\$370,000	120	137	96.62%	1661	15.23
Annual:		2016	\$806,775,301	\$414,410	\$400,186	\$330,000	91	93	96.56%	1700	10.11

Month	Year	Monthly Sales	Monthly Volume	Avg List \$	Avg Sale \$	Median Sold \$	Avg DOM	Avg CDOM	% Sold/List	Current Inventory	Months Inventory
January	2008	102	\$41,460,731	\$428,808	\$406,477	\$326,000	114	133	94.79%	1609	15.77
February	2008	110	\$44,327,206	\$426,280	\$402,974	\$306,000	146	161	94.53%	1688	15.34
March	2008	118	\$40,262,490	\$356,831	\$341,207	\$300,000	122	137	95.62%	1777	15.05
April	2008	139	\$51,555,115	\$389,800	\$370,900	\$317,000	119	133	95.15%	1871	13.46
May	2008	178	\$66,571,354	\$396,444	\$373,996	\$312,750	114	129	94.33%	1859	10.44
June	2008	222	\$92,068,262	\$448,061	\$414,721	\$310,220	105	122	92.55%	1879	8.46
July	2008	199	\$97,348,483	\$507,637	\$489,188	\$321,000	113	135	96.36%	1859	9.34
August	2008	153	\$78,451,055	\$551,948	\$512,751	\$352,500	108	142	92.89%	1865	12.18
September	2008	121	\$45,708,884	\$395,752	\$377,759	\$305,000	111	144	95.45%	1824	15.07

October	2008	113	\$46,577,397	\$444,209	\$412,189	\$329,000	119	147	92.79%	1830	16.19
November	2008	71	\$33,057,756	\$500,663	\$465,602	\$320,000	113	151	92.99%	1778	25.04
December	2008	91	\$41,654,611	\$492,894	\$457,742	\$327,000	129	170	92.86%	1687	18.53
Annual:		1617	\$679,043,344	\$445,828	\$419,940	\$316,987	116	139	94.19%	1794	13.31

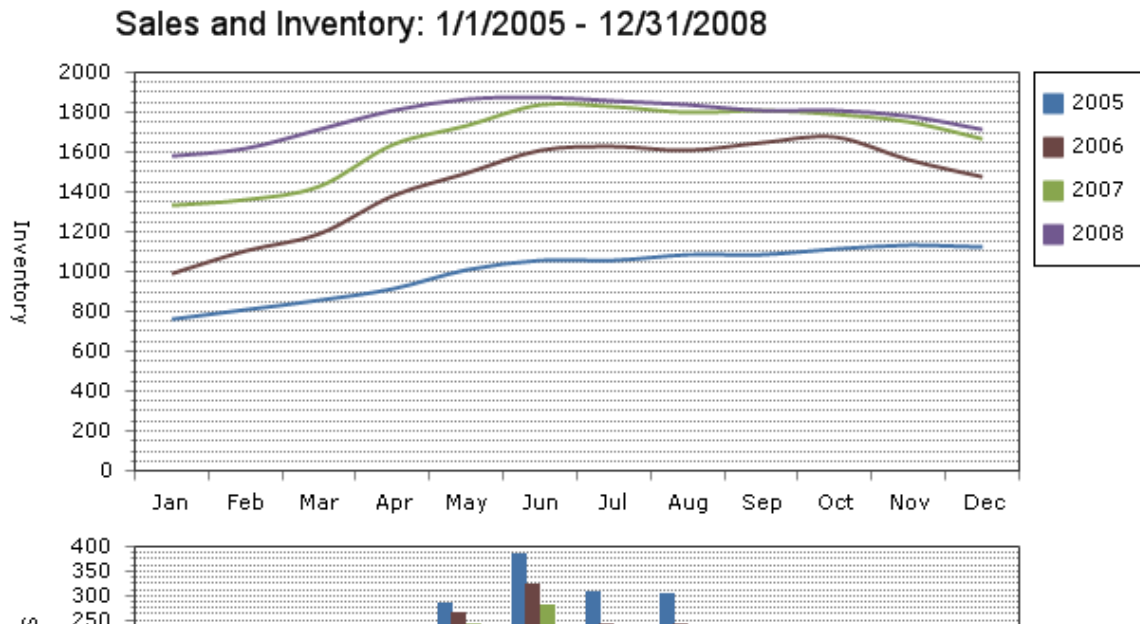
Annual:	2005 - 2008	8864	\$3,622,437,195	\$422,488	\$408,668	\$317,000	83	88	96.72%	1503	8.13
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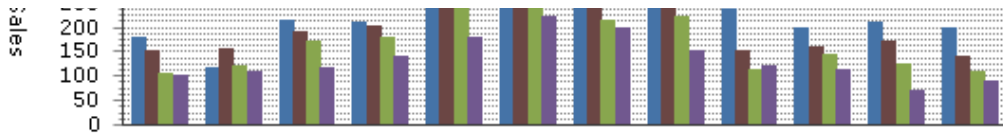
Note: The "Current Inventory" column(s) reflect the number of active(on market) listings on the 16th day of each month.

The "Months Inventory" column(s) value(s) equal "Current Inventory" divided by "Monthly Sales".

This reflects how many months it would take to sell out of inventory at the current month's rate of sale.

- Total Months Inventory = Total Current Inventory / (Total Monthly Sales/12 Months)





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 Prepared by JIM DUNCAN of NEST REALTY GROUP on Friday, January 31, 2014 7:13 AM.